

## 855m<sup>2</sup> Office for Rent in Limassol - Kapsalos

This outstanding Grade A+ building is located on Kapsalos Commercial Avenue, offering excellent accessibility to all amenities, the highway, and the main arteries of Limassol. The property is within walking distance of everyday services and conveniences and is ready for immediate occupancy.



The building is ideal for commercial office use and benefits from extensive parking facilities, with capacity for over 150 parking spaces. The available office space is situated on the 3rd floor and offers 855 sqm, with the option to secure additional office areas if required.

### Property Info

Covered Area **855**  
Furnishing **Unfurnished**  
Heating **Central Heating, Yes**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **6000**  
Parking **Covered, Yes**

### Additional info

Reference Number **32737**  
Property type **Office**  
Condition **Brand New**  
Bathrooms **3**  
View **City view**

### Amenities

### Location

**Location:** Limassol - Kapsalos      Region: **Limassol**  
Coordinates: **34.68598285 / 33.04755944**

## Price: €45 000 + VAT

VAT for this property is **€7,445** or **€8,550**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

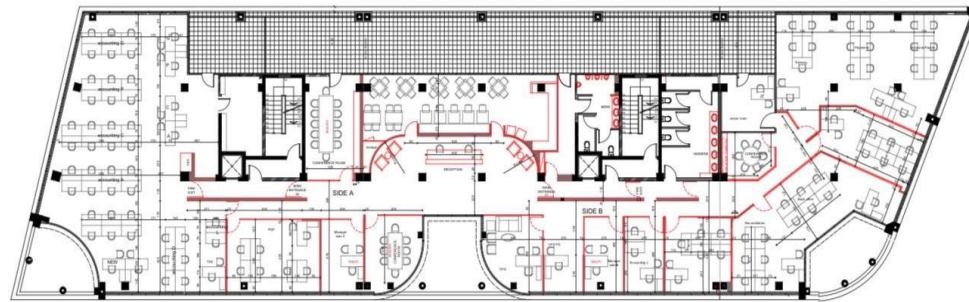
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€53.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€45 000 on Feb 7, 2026



3rd floor proposed plan  
scale 1:100 (A1 sheet)









